



Homes  
England

# West of Ifield, Crawley Environmental Statement: Volume 1: Main Report

CHAPTER 17: Residual Effects and Mitigation  
Version 1 - Planning submission

July 2025





# 17 RESIDUAL EFFECTS AND MITIGATION

## 17.1 Introduction

17.1.1 This chapter summarises the additional mitigation and enhancement measures identified in the technical assessment chapters of ES Volume 1 Chapters 6-15 and provides a summary of the residual effects and the likely significant environmental effects associated with the Proposed Development.

## 17.2 Additional Mitigation and Enhancement

17.2.1 As set out in ES Volume 1 Chapter 2: EIA Process and ES Methodology, the purpose of the ES is to present information on the identification and assessment of likely significant environmental effects. As part of this an ES needs to provide information on how environmental conditions may change as a result of a proposed development and to specify any investigative measures to be taken and/or required.

17.2.2 Within each of the technical assessments (ES Volume 1 Chapter 6-15), where adverse environmental effects were identified through early assessment work, opportunities to reduce or control impacts and effects, or in some cases, to compensate for impacts and effects, where feasible, were identified and incorporated into the Proposed Development. In addition, opportunities to enhance the beneficial environmental effects of the Proposed Development have also been sought and incorporated into the Proposed Development where possible. These are referred to as 'embedded' mitigation and will be secured through the Parameter Plans and Site Wide Design Code (WOI-HPA-DOC-SWDS-01), or secured as part of the planning permission.

17.2.3 Table 17.1 presents a summary of the additional mitigation and enhancement measures categorised under the following stages:

- Demolition and Construction; and
- Completed Development.

17.2.4 Reference should be made to individual technical assessment chapters for more detail.

**Table 17.1: Summary of Proposed Additional Mitigation and Enhancement Measures**

Topic	Proposed Mitigation and Enhancement Measures
<b>Demolition and Construction</b>	
Soil and Agriculture	No additional mitigation required. Soil quality and quantity would be safeguarded by successful implementation of a Soil Management Plan (SMP) as part of the Detailed Construction Environmental Management Plan (CEMP) included within future reserved matters applications.

**Table 17.1: Summary of Proposed Additional Mitigation and Enhancement Measures**

Air Quality	No additional mitigation nor enhancement measures are required.
Biodiversity	<p><b>Designated Sites:</b> No additional mitigation nor specific enhancement measures are required.</p> <p><b>Habitats:</b> No additional mitigation nor specific enhancement measures are required.</p> <p><b>Invertebrates:</b> Creation and management of existing and new habitats.</p> <p><b>Amphibians:</b> Amphibian mitigation strategy which may include translocation and work under an appropriate licence. Creation of new habitat.</p> <p><b>Reptiles:</b> Reptile mitigation strategy, including translocation where appropriate and provision of new habitat.</p> <p><b>Birds:</b> Creation and management of existing and new habitats.</p> <p><b>Bats:</b> Alternative roosting provision provided with bat boxes. Work to be undertaken in accordance with mitigation licence from Natural England where appropriate, and in accordance with a bat mitigation strategy.</p> <p><b>Badgers:</b> Work to be undertaken in accordance with a mitigation strategy and under appropriate licence.</p> <p><b>Hazel Dormouse:</b> Updates surveys, mitigation strategy if needed.</p> <p><b>Otters:</b> Covering excavations, watercourse mitigation.</p> <p><b>Hedgehogs:</b> Covering excavations and holes, creating holes in fencing to allow hedgehog passage.</p> <p><b>Harvest Mouse:</b> No additional mitigation nor specific enhancement measures are required.</p>
Climate Change	<b>Global Climate:</b> Whole Life Carbon Assessments (WLCA) have been proposed to be undertaken for early design stages of the Proposed Development, to be secured via a condition, and throughout design development to allow the identification of high carbon materials and activities and recommend low carbon alternatives. No enhancement measures required.
Cultural Heritage	Staged programme of archaeological investigation. No enhancement measures required.
Landscape and Visual Impact	No additional mitigation nor specific enhancement measures are required.
Noise and Vibration	No additional mitigation nor specific enhancement measures are required.
Socio Economics and Health	<p><b>Disruptions of Public Rights of Way (PROWS):</b> Advanced warning to inform local communities about PROW closure and alternative routes that can be taken.</p> <p><b>Loss of on-Site buildings (including up to 4 residential units):</b> Advanced warning and keep local communities informed of likely timing of demolition and construction of activities.</p> <p>It is recommended that a Local Employment Strategy is put in place at detailed design stage, and where possible local training and skill development opportunities should be included.</p>
Surface Water and Flood Risk	No additional mitigation nor specific enhancement measures are required.
Transport	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted Construction Logistics Plan (CLP) and Detailed CEMP reports.
<b>Completed Development</b>	
Soils and Agriculture	No additional mitigation nor specific enhancement measures are required.
Air Quality	No additional mitigation nor specific enhancement measures are required.
Biodiversity	<p><b>Designated Sites:</b> No additional mitigation nor specific enhancement measures are required.</p> <p><b>Habitats:</b> Habitat management.</p>

**Table 17.1: Summary of Proposed Additional Mitigation and Enhancement Measures**

	<p><b>Invertebrates:</b> Habitat management. Invertebrate boxes or 'bee hotels' and bee bricks.</p> <p><b>Amphibians:</b> Buffer areas and new habitat features including hibernacula.</p> <p><b>Reptiles:</b> Buffer areas and new habitat features including hibernacula.</p> <p><b>Birds:</b> Habitat management and enhancement, public education and awareness.</p> <p><b>Bats:</b> Lighting strategy, and , where applicable, woodland and hedgerow planting at the hard development edge (which would be in addition to the ecological buffers embedded in the Parameter Plans). Enhancement measures include the creation of potential new roosting opportunities at new buildings and retained trees throughout the Site, as well as roost features including features built into new buildings (such as ridge tiles features, integrated bat boxes or bat lofts) and features on mature retained trees (such as bat boxes and veteranisation features).</p> <p><b>Badgers:</b> No additional mitigation nor specific enhancement measures are required.</p> <p><b>Hazel Dormouse:</b> Mitigation strategy. Enhancement Measures include scrub and woodland around the periphery of the Site.</p> <p><b>Otters:</b> No additional mitigation nor specific enhancement measures are required.</p> <p><b>Hedgehogs:</b> No additional mitigation nor specific enhancement measures are required.</p> <p><b>Harvest Mouse:</b> No additional mitigation nor specific enhancement measures are required.</p>
Climate Change	<p><b>Global Climate:</b> It is recommended that the Proposed Development considers Scenario 2 or 3 of the Energy Statement (WOI-HPA-DOC-ENE-01).</p>
Cultural Heritage	Public heritage interpretation and outreach.
Landscape and Visual Impact	No additional mitigation nor specific enhancement measures are required.
Noise and Vibration	<p><b>Operational Road Traffic Noise:</b> No additional mitigation nor specific enhancement measures are required.</p> <p><b>Aircraft noise (internal residential):</b> Suitably designed building façades/glazing and ventilation strategies, secured by suitably worded planning conditions.</p> <p><b>External amenity noise levels (all permanent residential receptors):</b> Good Acoustic Design and provision of alternate green external amenity spaces.</p> <p><b>External amenity noise levels (Gypsy &amp; Traveller receptors):</b> No additional mitigation nor specific enhancement measures are proposed.</p> <p><b>Plant Noise Emissions:</b> Setting plant noise limits at the Site boundaries with existing noise sensitive receptors.</p>
Socio Economics and Health	<p><b>Educational Facilities:</b> Measures should be put in place to monitor the distribution of demand, this would be addressed by West Sussex County Council.</p> <p><b>Primary Healthcare Facilities:</b> Measures should be put in place to monitor the distribution of demand.</p>
Surface Water and Flood Risk	No additional mitigation nor specific enhancement measures are required.
Transport	<p>A comprehensive mitigation package accompanies the hybrid planning application, and is described in ES Volume 1 Chapter 15: Transport. This includes adhering to the Local Authority's approach of promoting sustainable transport, aimed at encouraging modal shift rather than providing additional physical capacity improvements at junctions. Additional measures have been set out in the Framework Travel Plan (WOI-HPA-DOC-FTP-01) for the Proposed Development, and there are a number of off-Site measures, described in Chapter 15 such as:</p> <p><b>Walking &amp; Cycling:</b> Provision of funding, secured by Section 106 Agreement, for Local Cycling and Walking Infrastructure Plan (LCWIP) route L, part of routes M and P, which includes routes between Charlwood Road / Crawley Western Multi-Modal Corridor (CWMMC) junction to</p>

**Table 17.1: Summary of Proposed Additional Mitigation and Enhancement Measures**

	<p>Langley Walk (route M) along route P (from Ifield Avenue to A23 London Road) and route L between Rusper Road and the Crawley town centre, via Ifield Station. Additional cycle parking provision at Ifield Station</p> <p><b>Public Transport:</b> Provision of two Fastway bus services across the Site, with the first being operational prior to the first residential property being occupied. Secured via the Section 106 Agreement. Funding of improvements at Ifield Station to improve interchange, including additional cycle parking. Secured via the Section 106 Agreement.</p> <p><b>Junction improvements:</b> Proposed that two junctions will be signalised, or that West Sussex County Council will implement alternative schemes which deliver similar outcomes. Includes junction at Ifield Avenue / Warren Drive and Ifield Avenue / Stagelands.</p>
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## 17.3 Residual Effects

- 17.3.1 This section summarises the predicted residual effects of the Proposed Development following the adoption and inclusion of the additional mitigation and enhancement measures that are set out in Table 17.1.
- 17.3.2 Reference should be made to ES Volume 1 Chapters 6-15 for a detailed description of residual and likely significant environmental effects.
- 17.3.3 Table 17.2 summarises the residual effects which have been identified by the individual technical assessments as likely to arise because of the demolition and construction of the Proposed Development.

Table 17.2: Residual Effects during Demolition and Construction Stage of the Proposed Development

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
Soils and Agriculture	Soil Resources	Reuse of soils on Site.	None Required. Soil quality and quantity would be safeguarded by successful implementation of a SMP as part of the Detailed CEMP included within future reserved matters applications	Negligible - Minor (Not Significant)	-	D	P	R	Lt
	Subgrade 3b agricultural land	Change of land use/soil function from agriculture to a platform for development (sealing)	None Required.	<b>Moderate (Significant)</b>	-	D	P	IR	Lt
	Farm Holdings	Cessation of farm tenancy prior to commencement of construction	None Required.	Negligible - Minor (Not Significant)	-	D	P	IR	Lt
Air Quality	Existing off-Site Human Health and Amenity	Dust soiling and PM <sub>10</sub> concentrations increase due to demolition and construction works.	None Required.	Not Significant	-	D	T	R	St/Mt
	Existing off-Site Human Health	Change in NO <sub>2</sub> , PM <sub>10</sub> and PM <sub>2.5</sub> concentrations due to demolition and construction vehicle emissions.	None Required.	Not Significant	-	D	T	R	St/Mt
	Existing off-Site Designated Nature Conservation Sites	Dust soiling and PM <sub>10</sub> concentrations increase due to demolition and construction works.	None Required.	Not Significant	-	D	T	R	St/Mt
	Existing off-Site Designated Nature Conservation Sites	Change in NO <sub>2</sub> , PM <sub>10</sub> and PM <sub>2.5</sub> concentrations due to demolition and construction vehicle emissions.	None Required.	Not Significant	-	D	T	R	St/Mt
Biodiversity	Designated Sites	Potential for pollution effects, reduced through implementation of Outline CEMP (OCEMP)	None Required.	Negligible (Not Significant)	-	I	T	R	St
	Habitats	Loss of and degradation of habitat, enhancement of existing habitats, creation of new habitat, specifically National Level (veteran tree, detailed design component).	None Required.	<b>Major (Significant)</b>	-	D	P	IR	Mt
		Loss of and degradation of habitat, enhancement of existing habitats, creation of new habitat; Local Level (longer term, exception of veteran tree, both detailed design and outline design elements).	None Required.	Minor (Not Significant)	-	D	P	IR	Mt
	Invertebrates	Mortality, loss, fragmentation and degradation of habitat, pollution. Local Level.	Creation and management of existing and new habitats.	Minor (Not Significant)	-	D	T	IR	St
		Mortality, loss, fragmentation and degradation of habitat, pollution. Site Level.	Creation and management of existing and new habitats.	Negligible (Not Significant)	-	D	T	IR	Lt
	Amphibians	Mortality, loss, fragmentation and degradation of habitat. Site Level.	Amphibian mitigation strategy which may include translocation and work under appropriate licence. Creation of new habitat.	Negligible (Not Significant)	-	D	P	IR	St
	Reptiles	Mortality, loss, fragmentation and degradation of habitat. Site Level.	Reptile mitigation strategy, including translocation where appropriate and provision of new habitat.	Negligible (Not Significant)	-	D	P	IR	St
	Birds	Loss, fragmentation and degradation of habitat. Site Level.	Creation and management of existing and new habitats.	Negligible (Not Significant)	-	D	T	IR	St
		Loss, fragmentation and degradation of habitat, specifically for Wildlife Countryside Act S1 bird species (including Kingfisher), barn owl and red kite.		None (Not Significant)	N/A				
	Bats	Foraging habitat loss, fragmentation of habitats. Local Level (Bechstein's, grey long-eared, barbastelle, Natterer's, brown long-eared bat).	Alternative roosting provision provided with bat boxes. Work to be undertaken in accordance with mitigation licence from Natural England where appropriate, and in accordance with a bat mitigation strategy.	Minor (Not Significant)	-	D	P	IR	St
		Foraging habitat loss, fragmentation of habitats. Site Level and Widespread but with varying regional abundance Bats (Rarer Bats, Leisler's and serotine, Natterer's, brown long-eared bat).		Negligible (Not Significant)	-	D	P	IR	St
	Badgers	Habitat loss and degradation. Site Level	Work to be undertaken in accordance with a mitigation strategy and under appropriate licence.	Negligible (Not Significant)	-	D	P	IR	St

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Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
	Hazel Dormouse	Mortality, loss, fragmentation and degradation of habitat.	Updates surveys where required, mitigation strategy if needed	None – species not currently present on Site (Not Significant)	N/A				
	Otters	Mortality, loss, fragmentation and degradation of habitat.	Covering excavations, watercourse mitigation.	None – species not currently present on Site (Not Significant)	N/A				
	Hedgehog	Mortality, loss, fragmentation and degradation of habitat. Site Level.	Covering excavations and holes, creating holes in fencing to allow hedgehog passage.	Negligible (Not Significant)	-	D	P	IR	St
	Harvest Mouse	Mortality, loss, fragmentation and degradation of habitat. Site Level.	None Required.	Negligible (Not Significant)	-	D	P	IR	St
Climate Change	Climate Change Resilience								
	Buildings, infrastructure and human health	Increased frequency of intense rainfall leading to overwhelming of drainage assets and potential flooding	None Required.	Not Significant	-	D	P	R	Mt
	Buildings and infrastructure	Wetter winters and increased frequency of intense rainfall leading to elevated groundwater levels and potential flooding	None Required.	Not Significant	-	D	P	R	Mt
	Buildings, infrastructure and human health	Increased frequency of intense rainfall events could result in increased river levels leading to flooding	None Required.	Not Significant	-	D	P	R	Mt
	Environment	Increased frequency and severity of heat event could affect landscape design and planting	None Required.	Not Significant	-	D	P	R	Mt
	Buildings and infrastructure	Increased mean temperatures and heatwaves leading to failure of mechanical and electrical (M&E) equipment	None Required.	Not Significant	-	D	P	R	Mt
	Human health	Increased mean temperatures and heatwaves leading to overheating in residential dwellings	None Required.	Not Significant	-	D	P	R	Mt
	Buildings, infrastructure and human health	Drought conditions affecting potable water availability	None Required.	Not Significant	-	D	P	R	Mt
	Buildings and infrastructure	Increased frequency of windstorm events and extreme winds leading to damage to the Proposed Development	None Required.	Not Significant	-	D	P	R	Mt
	In-Combination Climate Impacts								
	Soil resources and agricultural land	Potential interactions of climate change with identified soil and agricultural land effects.	None Required	None	N/A				
	Air Quality	Extended period of drought could increase exposure of sensitive receptors to dust generated from demolition and construction activities.	None Required	Not Significant	-	D	T	R	Mt
	Biodiversity	Loss of and degradation of habitat, enhancement of existing habitats, creation of new habitat.	None Required.	Not Significant	-	D	T	R	Mt
	Cultural Heritage	Potential interactions of climate change with identified cultural heritage effects.	None Required.	None	N/A				
	Landscape and visual	Potential interactions of climate change with identified landscape and visual effects.	None Required.	None	N/A				
	Noise and Vibration	Exposure of sensitive receptors to increased noise levels due to open windows.	None Required.	None	N/A				
	Socio-Economics and Health	Potential interactions of climate change with the identified socio-economic effects.	None Required.	None	N/A				
	Water and flood	Increased frequency of heavy rainfall events could increase mobilisation of contaminants.	None Required.	Not Significant	-	D	T	R	Mt
		Increased precipitation could lead to an increased frequency and intensity of flooding.	None Required.	Not Significant	-	D	T	R	Mt



**Table 17.2: Residual Effects during Demolition and Construction Stage of the Proposed Development**

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+	D	P	R	St
	Transport and Accessibility	Potential interactions of climate change with identified transport and accessibility effects.	None Required.	None	-	I	T	IR	Mt
	Greenhouse Gas Emissions								
	Global Climate	Greenhouse Gas (GHG) Emissions.	WLCA’s would be undertaken for early design stages of the Proposed Development, and throughout design development to allow the identification of high carbon materials and activities and recommend low carbon alternatives.	Minor Adverse (Not Significant)	-	D	P	IR	Mt
Cultural Heritage	HA001 Medieval moated site at Ifield Court	Adverse change to a key characteristic of Medieval moated site at Ifield Court’s historical interest.	None Required.	Moderate (Significant)	-	I	P	IR	Lt
	HA038 Ifield Village conservation area	Adverse change to a key characteristic of Ifield Village conservation area's historical interest.	None Required.	Moderate (Significant)	-	I	P	IR	Lt
	HA070 Ifield Medieval Park	Loss of resource.	Staged programme of archaeological investigation.	Moderate (Significant)	-	D	P	IR	Lt
	HA074 Archaeological Character Area 4: Ifield Court Farm (east)	Loss of resource.	Staged programme of archaeological investigation.	Moderate (Significant)	-	D	P	IR	Lt
Landscape and Visual Impact	National Character Area (NCA) 121 Low Weald	A small part of NCA 121 Low Weald would experience direct and indirect adverse effects resulting from phased construction. Within 500m of the Site.	None Required.	Moderate (Significant)	-	D/I	T	R	Lt
		A small part of NCA 121 Low Weald would experience direct and indirect adverse effects resulting from phased construction. For the wider NCA within the study area	None Required.	Minor Adverse (Not Significant)	-	D/I	T	R	Lt
	Landscape Character Area (LCA) LW8: The Northern Vales	The part of LW8: The Northern Vales that lies within the Site would experience direct and indirect adverse effects resulting from phased construction.	None Required.	Major (Significant)	-	D/I	T	R	Lt
	LCA K1: Narrow Clay Vale Farmlands	Much of the landscape within this character area would experience direct and indirect adverse effects resulting from phased construction.	None Required.	Major (Significant)	-	D/I	T	R	Lt
	LLCA 4: River Mole	There would be direct and indirect effects on the landscape within this character area resulting from construction of the CWMMC through the farmland and consequent loss of mature trees and hedgerow, including a section of the woodland along the River Mole.	None Required.	Major (Significant)	-	D/I	T	R	Lt
	LLCA 5: Land West of Ifield Brook	There would be direct and indirect effects on much of the landscape within this character area resulting from phased construction.	None Required.	Major (Significant)	-	D/I	T	R	Lt
	LLCA 6: Rusper Road	There would be direct and indirect effects on much of the landscape within this character area resulting from phased construction.	None Required.	Major (Significant)	-	D/I	T	R	Lt
	LLCA 7: Ifield Golf Club	There would be direct and indirect effects on much of the landscape within this character area resulting from phased construction.	None Required.	Major (Significant)	-	D/I	T	R	Lt
	Ifield Rural Fringe	There would be indirect effects on much of the landscape within this character area and a small area of direct effects from construction of cycle link.	None Required.	Minor (Not Significant)	-	D/I	T	R	St
	Ifieldwood Farmed Ridge	There would be indirect effects on limited areas of landscape within this character area.	None Required.	Minor (Not Significant)	-	I	T	R	Lt
	Individual landscape elements (e.g., fields, hedgerows, trees, boundary vegetation, watercourses).	Many of the individual landscape elements would be protected and retained during construction e.g. trees and watercourses.	None Required.	Minor (Not Significant)	-	D	P	IR	Lt
	Residents and the wider community using roads and footpaths within Ifield Village	Typically views that are screened and filtered by vegetation but glimpses of construction activities may be possible	None Required.	Negligible (Not Significant)	-	I	T	R	Lt



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Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
	Conservation Area and Ifield Brook Wood and Meadows to the east of the Site (Viewpoints (VP) 2, 32)								
	Residents and the wider community using roads and footpaths within the built up area of Ifield to the east of Ifield Brook Wood and Meadows (VP 1)	Typically views that are screened and filtered by vegetation but glimpses of construction activities may be possible.	None Required.	Negligible (Not Significant)	-	I	T	R	Lt
	Residents and the wider community using roads and footpaths within West Ifield close to the eastern boundary of the golf course (VPs 23, 24)	Filtered views but in close proximity to the Site and would be visible in winter months.	None Required.	Moderate - Major (Significant)	-	I	T	R	Lt
	Residents and the wider community using and living along Rusper Road, at Lower Barn and within the Maples development to the north and north-east of the golf course (VP 29A, 34, 35)	Open close proximity views of construction.	None Required.	Major (Significant)	-	I	T	R	Lt
	Residents and the wider community using roads and footpaths along Ifield Wood to the north-west of the Site (VPs 10, 11, 12, 16)	Existing views of the Site are typically partially or wholly obscured by the intervening vegetation or landform.	None Required.	Minor (Not Significant)	-	I	T	R	Lt
	Residents to the south of Ifield Court Hotel close to the western Site boundary (VPs 9, 36)	Open close proximity views of construction.	None Required.	Major (Significant)	-	I	T	R	Lt
	Recreational users of PRoW close to the River Mole close to the north-west of the Site (VPs 13, 15)	Footpaths within on very close to Site which would be in close proximity to construction.	None Required.	Major (Significant)	-	I	T	R	Lt
	Residents and the wider community using roads and footpaths along the River Mole close to the western edge of the Site (VPs 17, 19, 28)	Existing views of the Site are typically partially or wholly obscured by the intervening vegetation but in close proximity to construction.	None Required.	Moderate (Significant)	-	I	T	R	Lt
	Residents of dispersed properties and the wider community using roads and footpaths within the rising land to the west and south-west of the Site (VPs 20, 21, 22)	Typically views that are screened and filtered by vegetation but glimpses of construction activities may be possible.	None Required.	Negligible (Not Significant)	-	I	T	R	Lt
	Recreational users of PRoW on the edge or within the Site (VPs 3, 4, 14, 29B, 30, 31)	Footpaths within on very close to Site which would be in close proximity to construction.	None Required.	Major (Significant)	-	I	T	R	Lt

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Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+	D	P	R	St
					-	I	T	IR	Mt
									Lt
	Recreational users of PRoW on the northern edge of the golf course (VPs 18, 25, 26, 27)	Footpaths close to Site which would be in close proximity to construction.	None Required.	Moderate - Major (Significant)	-	I	T	R	Lt
	Recreational users of PRoW on the edge or within the northern parts of the Site (VPs 5, 6, 9, 36)	Footpaths within on very close to Site which would be in close proximity to construction of the CWMMC	None Required.	Moderate to Major (Significant)	-	I	T	R	Lt
	Recreational users using Ifield Green Recreation Ground (VPs 33)	Typically views that are screened and filtered by vegetation but glimpses of construction activities may be possible.	None Required.	Negligible Adverse (Not Significant)	-	I	T	R	Lt
	Pedestrians and drivers using Bonnets Lane and Charlwood Road (VPs 7, 8)	Footpaths within on very close to Site which would be in close proximity to construction of the CWMMC.	None Required.	Moderate - Major (Significant)	-	I	T	R	Lt
Noise and Vibration	R8, R9, R10, NC1, NC6, NC7, NC8, NC10, M2 – M7, HW5	Generation of demolition and construction (activities and plant noise)	None Required.	Major (Significant)	-	D	T	IR	St
	R11, R12, R7, HW1, NC11, HW2, HW3, RV1, RV3		None Required.	Moderate (Significant)	-	D	T	IR	St
	R1 – R7, HW4, HW6, NC9, M8		None Required.	Minor (Not Significant)	-	D	T	IR	St
	All other receptors		None Required.	Negligible (Not Significant)	-	D	T	IR	St
	R3, R11, R12	Generation of demolition and construction plant vibration	None Required.	Minor (Not Significant)	-	D	T	IR	St
	R1, R10	Generation of demolition and construction plant vibration	None Required.	Moderate <sup>1</sup> (Not Significant)	-	D	T	IR	St
	All receptors	Construction road traffic noise	None Required.	Negligible (Not Significant)	-	D	T	IR	St
Socio Economics and Health	Labour Market	Change in employment and local spending.	None Required.	Moderate (Significant)	+	D	T	R	St-Mt
	Accommodation Stock	Change in demand for short-term accommodation from non-home based workforce.	None Required.	Minor (Not Significant)	-	D	T	R	St-Mt
	Educational Facilities	Change in demand for primary and secondary educational facilities.	None Required.	Minor (Not Significant)	-	D	T	R	St-Mt
	Primary Healthcare Facilities	Change in demand for healthcare facilities from the workforce.	None Required.	Minor (Not Significant)	-	D	T	R	St-Mt
	Users of Recreational Areas / Open Space / PRoWs	Loss of Recreational Areas (i.e. Ifield Golf Club).	None Required.	Minor (Not Significant)	-	D	P	IR	Lt
		Increased demand on surrounding open spaces and playing fields.	None Required.	Negligible - Minor (Not Significant)	-	D	T	R	St-Mt
		Disruption to PRoWs.	Advanced warning to inform local communities about PROW closure and alternative routes that can be taken.	Negligible - Minor (Not Significant)	-	D	T	R	St-Mt
	Sports Facilities	Change in demand for sports facilities.	None Required.	Minor (Not Significant)	-	D	T	R	St-Mt

<sup>1</sup> Although this has been assessed as a moderate adverse effect, it is only representative of the effect experienced when the vibratory compactor is at it's very nearest point to the receptor. It is not representative of the general level that will be experienced over the entire construction period and is therefore considered to be not significant.

Table 17.2: Residual Effects during Demolition and Construction Stage of the Proposed Development

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
	Local Communities	Loss of on-Site structures and out-buildings (including four residential units)	Advanced warning of likely timing of demolition and construction activities	Major (Significant)	-	D	P	IR	Lt
	Local Businesses	Loss of golf course and farmland businesses.	None Required.	Minor (Not Significant)	-	D	P	IR	Lt
	On-Site tributaries, rivers and catchment within the Site and study area	Contamination of surface water bodies by pollutants such as hydrocarbons, suspended solids and construction materials.	None Required due to measures already included in the OCEMP.	Negligible (Not Significant)	-	D	T	R	St
Surface Water and Flood Risk	Flood risk status of on-Site and off-Site land uses	Impact on flood risk status as a result of changes to hydromorphological status of the watercourse and floodplain, i.e. alteration of in-channel or overland flow regimes, and the construction of culvert extensions.	None Required due to embedded mitigation measures and controls set out in the Flood Risk Assessment (FRA).	Negligible - Minor (Not Significant)	-	D	T	R	Lt
		Temporary alteration to in-channel or surface water overland flow regimes through excavations, disruption to artificial drainage, and exposure of bare earth or rock. Medium sensitivity receptors (flood risk status on Site for area applied for in outline, landscape and public realm elements, and/or flood risk status of upstream land characterised by ‘water compatible’ or ‘less vulnerable land uses’).	None Required due to measures already included in the OCEMP.	Negligible - Minor (Not Significant)	-	D	T	R	St
		Temporary alteration to in-channel or surface water overland flow regimes through excavations, disruption to artificial drainage, and exposure of bare earth or rock. High sensitivity receptors (flood risk status on Site for area applied for in detail – Phase 1, or area applied for in outline, residential elements, and/or flood risk status of upstream land characterised by ‘more vulnerable’ or ‘essential infrastructure’ land uses).		Minor (Not Significant)	-	D	T	R	St
		Increase in the impermeable surface area and therefore the surface water runoff characteristics of the Site. Medium sensitivity receptors (flood risk status on Site for area applied for in outline, landscape and public realm elements, and/or flood risk status of upstream land characterised by ‘water compatible’ or ‘less vulnerable land uses’).	None Required due to embedded drainage design measures.	Negligible - Minor (Not Significant)	+	D	P	R	Lt
		Temporary alteration to in-channel or surface water overland flow regimes through excavations, disruption to artificial drainage, and exposure of bare earth or rock. High sensitivity receptors (flood risk status on Site for area applied for in detail – Phase 1, or area applied for in outline, residential elements, and/or flood risk status of upstream land characterised by ‘more vulnerable’ or ‘essential infrastructure’ land uses).		Minor (Not Significant)	+	D	P	R	Lt
Transport	A183 Ifield Avenue, Ifield Drive to Crawley Avenue	Changes in Traffic Flows.	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted Constructions Logistics Plan (CLP) and Detailed Construction Environmental Management Plan (CEMP).	Negligible (Not Significant)	-	D	T	R	St
	CR79 A2011 Crawley Avenue, w of M23 J10 (St Hildas Close)		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR48 London Road, s of Lowfield Heath Roundabout		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St

Table 17.2: Residual Effects during Demolition and Construction Stage of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+	D	P	R	St
	B4 Crawley Avenue		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
	A183 Ifield Avenue, Ifield Drive to Crawley Avenue	Severance.	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
	A183 Ifield Avenue, Ifield Drive to Crawley Avenue	Driver Delay.	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St
					-	D	T	R	St

Table 17.2: Residual Effects during Demolition and Construction Stage of the Proposed Development

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+	D	P	R	St
	CR102 A23 Brighton Road, Pease Pottage Hill		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
						I		IR	Mt
	CR88 Crawley Avenue (Filbert Crescent)		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
									Lt
	A183 Ifield Avenue, Ifield Drive to Crawley Avenue	Pedestrian and Cycle Delay.	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR79 A2011 Crawley Avenue, w of M23 J10 (St Hildas Close)		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR48 London Road, s of Lowfield Heath Roundabout		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	B4 Crawley Avenue		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR101 A2220 Horsham Road		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR102 A23 Brighton Road, Pease Pottage Hill		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR88 Crawley Avenue (Filbert Crescent)		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	A183 Ifield Avenue, Ifield Drive to Crawley Avenue	Pedestrian Amenity.	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR79 A2011 Crawley Avenue, w of M23 J10 (St Hildas Close)		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR48 London Road, s of Lowfield Heath Roundabout		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	B4 Crawley Avenue		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR101 A2220 Horsham Road		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR102 A23 Brighton Road, Pease Pottage Hill		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St

Table 17.2: Residual Effects during Demolition and Construction Stage of the Proposed Development

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*					
					+	D	P	R	St	
					-	I	T	IR	Mt	
	CR88 Crawley Avenue (Filbert Crescent)		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St	
	A183 Ifield Avenue, Ifield Drive to Crawley Avenue	Accidents and Safety.	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St	
	CR79 A2011 Crawley Avenue, w of M23 J10 (St Hildas Close)		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St	
	CR48 London Road, s of Lowfield Heath Roundabout		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St	
	B4 Crawley Avenue		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St	
	CR101 A2220 Horsham Road		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St	
	CR102 A23 Brighton Road, Pease Pottage Hill		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St	
	CR88 Crawley Avenue (Filbert Crescent)		Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St	
	A183 Ifield Avenue, Ifield Drive to Crawley Avenue		Fear and Intimidation.	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR79 A2011 Crawley Avenue, w of M23 J10 (St Hildas Close)			Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.	Negligible (Not Significant)	-	D	T	R	St
	CR48 London Road, s of Lowfield Heath Roundabout	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.		Negligible (Not Significant)	-	D	T	R	St	
	B4 Crawley Avenue	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.		Negligible (Not Significant)	-	D	T	R	St	
	CR101 A2220 Horsham Road	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.		Negligible (Not Significant)	-	D	T	R	St	
	CR102 A23 Brighton Road, Pease Pottage Hill	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.		Negligible (Not Significant)	-	D	T	R	St	
	CR88 Crawley Avenue (Filbert Crescent)	Mitigation measures to address impact from demolition and construction vehicles will be set out in the submitted CLP and Detailed CEMP reports.		Negligible (Not Significant)	-	D	T	R	St	
Notes: * - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St- Short term/ Mt –Medium term/ Lt –Long term. **Negligible/Minor/Moderate/Major										

- 17.3.4 Table 17.3 summarises the residual effects which have been identified by the individual technical assessments as likely to arise as a result of the completed development stage of the Proposed Development.



Table 17.3: Residual Effects during Completed Development of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
Soils and Agriculture	There are no predicted significant residual effects on soil or agricultural land or soil once the Proposed Development is constructed.								
Air Quality	Existing off-Site Human Health	Change in NO2, PM10 and PM2.5 concentrations due to vehicle emissions.	None Required.	Not significant	-	D	P	IR	Lt
	Existing off-Site Designated Nature Conservation Sites	Change in NO2, PM10 and PM2.5 concentrations due to vehicle emissions.	None Required.	Not significant	-	D	P	IR	Lt
Biodiversity	Designated Sites	Increased visitor pressure. Site Level.	None Required.	Negligible (Not Significant)	-	D	P	IR	Lt
	Habitats	Habitat degradation and pollution, habitat creation and enhancement. Negligible level of importance at geographic scale.	Habitat Management.	Negligible (Not Significant)	+	D	P	IR	Lt
	Invertebrates	Habitat degradation and pollution. Site Level.	Habitat Management.	Negligible (Not Significant)	-	D	P	IR	Lt
	Amphibians	Mortality, disturbance and habitat degradation of retained habitats, depending on mitigation strategy undertaken. Site Level.	Appropriate planting with features for hibernation or shelter alongside measures such as amphibian friendly gully pots, recessed kerbs by drain covers and sections of dropped kerbs within highways features. Mitigation and enhancement measures for great crested newt (GCN) would be addressed within the GCN Mitigation Strategy and licence application	Negligible (Not Significant)	-	D	P	IR	Lt
	Reptiles	Mortality, disturbance and habitat degradation, not effecting the whole reptile population. Site Level.	Appropriate planting with features for shelter/hiding in these areas, to be described in Reptile Mitigation Strategy.	Negligible (Not Significant)	-	D	P	IR	Lt
	Birds	Risk of mortality from predation, increase in disturbance. Site Level (general bird species – outline elements).	Habitat management and enhancement, public education and awareness.	Negligible (Not Significant)	-	D	P	IR	Lt
		Risk of mortality from predation, increase in disturbance. General bird species – detailed design elements and WCA S1 species detailed design and outline design elements.	Habitat management and enhancement, public education and awareness.	None (Not Significant)	N/A				
	Bats	Risk of mortality from vehicle collisions, increase in disturbance. Local level for “widespread but with varying regional abundance” bat species (Natterer’s).	Lighting strategy, and, where applicable, woodland and hedgerow planting at the hard development edge (which would be in addition to the ecological buffers embedded in the Parameter Plans).	Minor (not significant)	-	D	P	IR	Lt
		Risk of mortality from vehicle collisions, increase in disturbance. Site level for “widespread but with varying regional abundance” bat species (Natterer’s); ‘Rarest’ bats (small numbers of Bechsteins, and individual grey long-eared bats and barbastelles only); ‘rarer’ bats (individual Leisler’s and serotines only); and ‘common’ bats (specifically large numbers of common pipistrelles, small numbers of soprano pipistrelles and brown long-eared bats)		Negligible (not significant)	-	D	P	IR	Lt

Table 17.3: Residual Effects during Completed Development of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
	Badgers	Risk of mortality from vehicle collisions. Site Level.	None Required.	Negligible (Not Significant)	-	D	P	IR	Lt
	Hazel Dormouse	Mortality, disturbance and habitat degradation of retained habitats, depending on mitigation strategy undertaken.	Mitigation Strategy	None - Species not currently present on Site (Not Significant)	N/A				
	Otters	Mortality, disturbance and habitat degradation of retained habitats.	None Required.	None - Species not currently present on Site (Not Significant)	N/A				
	Hedgehog	Risk of mortality from road collisions, and habitat degradation. Site Level.	None Required.	Negligible (Not Significant)	-	D	P	IR	Lt
	Harvest Mouse	Mortality, and habitat degradation. Site Level.	None Required.	Negligible (Not Significant)	-	D	P	IR	Lt
Climate Change	Climate Change Resilience								
	Buildings, infrastructure and human health	Increased frequency of intense rainfall leading to overwhelming of drainage assets and potential flooding.	None required	Not Significant	-	D	P	R	Lt
	Buildings and infrastructure	Wetter winters and increased frequency of intense rainfall leading to elevated groundwater levels and potential flooding.	None required	Not Significant	-	D	P	R	Lt
	Buildings, infrastructure and human health	Increased frequency of intense rainfall events could result in increased river levels leading to flooding.	None required	Not Significant	-	D	P	R	Lt
	Environment	Increased frequency and severity of heat event could affect landscape design and planting.	None required	Not Significant	-	D	P	R	Lt
	Buildings and infrastructure	Increased mean temperatures and heatwaves leading to failure of M&E equipment.	None required	Not Significant	-	D	P	R	Lt
	Human health	Increased mean temperatures and heatwaves leading to overheating in residential dwellings.	None required	Not Significant	-	D	P	R	Lt
	Buildings, infrastructure and human health	Drought conditions affecting potable water availability.	None required	Not Significant	-	D	P	R	Lt
	Buildings and infrastructure	Increased frequency of windstorm events and extreme winds leading to damage to the Proposed Development.	None required	Not Significant	+/-	D	P	R	Lt
	In-Combination Climate Impacts								
	Soil resources and agricultural land	Potential interactions of climate change with identified soil and agricultural land effects.	None required.	None	N/A				
	Air Quality	Potential interactions of climate change with identified air quality effects.	None required.	None	N/A				

Table 17.3: Residual Effects during Completed Development of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
	Biodiversity	Potential interactions of climate change with identified biodiversity effects.	None required.	None	N/A				
	Cultural Heritage	Potential interactions of climate change with identified cultural heritage effects.	None required.	None	N/A				
	Landscape and visual	Potential interactions of climate change with identified landscape and visual effects.	None required.	None	N/A				
	Noise and Vibration	Exposure of sensitive receptors to increased noise levels due to open windows.	None required	None	-	D	T	R	Lt
	Socio-Economics and Health	Potential interactions of climate change with the identified socio-economic effects.	None required.	None	N/A				
	Water and flood	Increased precipitation could lead to an increased frequency and intensity of flooding.	None required	None	-	D	T	R	Lt
	Transport and Accessibility	Potential interactions of climate change with identified transport and accessibility effects.	None required.	None	N/A				
	Greenhouse Gas Emissions								
	Global Climate	GHG Emissions	It is recommended that the Proposed Development considers Scenario 2 or 3 of the Energy Statement.	Minor Adverse (Not Significant)	-	D	P	IR	Lt
	Cultural Heritage	HA001 Medieval moated site at Ifield Court	Adverse change to a key characteristic of Medieval moated site at Ifield Court’s historical interest.	Public heritage interpretation and outreach.	Moderate (Significant)	-	I	P	IR
HA038 Ifield Village conservation area		Adverse change to a key characteristic of Ifield Village conservation area's historical interest.	Public heritage interpretation and outreach.	Moderate (Significant)	-	I	P	IR	Lt
Landscape and Visual Impact	NCA 121 Low Weald	Introduction of the CWMMC. Replacement of a small part of this large character area by housing, employment and educational development.	None Required.	Minor (Not Significant) at Year 15 within the Site and across the wider NCA.	-	D	P	IR	Lt
	LCA LW8: The Northern Vales	Replacement of rural farmland and a golf course by housing, employment and educational development would substantially alter the character and key attributes of the central part of this character area.	None Required.	Moderate (Significant) at Year 15	-	D	P	IR	Lt
	LCA K1: Narrow Clay Vale Farmlands	Replacement of fields and a golf course by housing, employment and educational development would substantially alter the character and key attributes of much of this character area.	None Required.	Moderate (Significant) at Year 15	-	D	P	IR	Lt
	LLCA 4: River Mole	Indirect effects on the landscape resulting from the presence of the proposed CWMMC within the farmland	None Required.	Minor (Not Significant) at Year 15	-	I	P	IR	Lt
	LLCA 5: Land West of Ifield Brook	Replacement of arable fields by housing, employment and educational development would completely alter its character and key attributes.	None Required.	Moderate (Significant) at Year 15	-	D	P	IR	Lt

Table 17.3: Residual Effects during Completed Development of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+	D	P	R	St
					-	I	T	IR	Mt Lt
	LLCA 6: Rusper Road	Replacement of arable fields by housing, employment and educational development would completely alter its character and key attributes.	None Required.	Moderate (Significant) at Year 15	-	D	P	IR	Lt
	LLCA 7: Ifield Golf Club	Replacement of arable fields would alter its character and key attributes but already more of a suburban character, new elements and features added which would not be out of character.	None Required.	Minor (Not Significant) at Year 15	-	D	P	IR	Lt
	Ifield Rural Fringe	Indirect effects on the landscape resulting from the presence of the Proposed Development to the west	None Required.	Minor (Not Significant) at Year 15	-	D/I	P	IR	Lt
	Ifieldwood Farmed Ridge	Indirect effects on the landscape resulting from the presence of the Proposed Development to the east	None Required.	Minor (Not Significant) at Year 15	-	D/I	P	IR	Lt
	Residents and the wider community using roads and footpaths within Ifield Village Conservation Area and Ifield Brook Wood and Meadows to the east of the Site (VPs 2, 32)	Typically views that are screened and filtered by vegetation but glimpses of Proposed Development may be possible	None Required.	Minor (Not Significant) at Year 15	-	I	P	IR	Lt
	Residents and the wider community using roads and footpaths within the built up area of Ifield to the east of Ifield Brook Wood and Meadows (VP 1)	Typically views that are screened and filtered by vegetation but glimpses of Proposed Development may be possible	None Required.	Negligible (Not Significant) at Year 15	-	I	P	IR	Lt
	Residents and the wider community using roads and footpaths within West Ifield close to the eastern boundary of the golf course (VPs 23, 24)	Views filtered by vegetation but in locations where new accesses (road and cycle ways) would be created.	None Required.	Minor (Not Significant) at Year 15	-	I	P	IR	Lt
	Residents and the wider community using and living along Rusper Road, at Lower Barn and within the Maples development to the north and north-east of the golf course (VP 29A, 34, 35)	Close proximity open views of the Proposed Development in a number of directions.	None Required.	Moderate (Significant) at Year 15	-	I	P	IR	Lt

Table 17.3: Residual Effects during Completed Development of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+	D	P	R	St
					-	I	T	IR	Mt
									Lt
	Residents and the wider community using roads and footpaths along Ifield Wood to the north-west of the Site (VPs 10, 11, 12, 16)	Typically, partially or wholly obscured by the intervening vegetation or landform. Where there are more open views, the Proposed Development would be distant and mainly seen in the context of the built up area of Ifield.	None Required.	Negligible - Minor (Not Significant) at Year 15	-	I	P	IR	Lt
	Residents to the south of Ifield Court Hotel close to the western Site boundary (VPs 9, 36)	Receptors in close proximity where the Proposed Development will substantially change views.	None Required.	Moderate (significant) at Year 15	-	I	P	IR	Lt
	Recreational users of PRow close to the River Mole close to the north-west of the Site (VPs 13, 15)		None Required.	Moderate (significant) at Year 15	-	I	P	IR	Lt
	Residents and the wider community using roads and footpaths along the River Mole close to the western edge of the Site (VPs 17, 19, 28)	Receptors in close proximity where the Proposed Development will substantially change views.	None Required.	Minor (Not Significant) at Year 15	-	I	P	IR	Lt
	Residents of dispersed properties and the wider community using roads and footpaths within the rising land to the west and south-west of the Site (VPs 20, 21, 22)	Typically, partially or wholly obscured by the intervening vegetation or landform. Where there are more open views, the Proposed Development would be distant and mainly seen in the context of the built up area of Ifield.	None Required.	Negligible (Not Significant) at Year 15	-	I	P	IR	Lt
	Recreational users of PRow on the edge or within the Site (VPs 3, 4, 14, 29B, 30, 31)	Open views across the Site or in very close proximity to Site where views would be substantially changed.	None Required.	Moderate - Major (Significant) at Year 15	-	I	P	IR	Lt
	Recreational users of PRow on the northern edge of the golf course (VPs 18, 25, 26, 27)	Open views across the Site or in very close proximity to Site where views would be substantially changed.	None Required.	Moderate - Major (Significant) at Year 15	-	I	P	IR	Lt
	Recreational users of PRow on the edge or within the northern parts of the Site (VPs 5, 6, 9)	View towards the new CWMMC which will benefit from new tree planting	None Required.	Minor (Not Significant) at Year 15	-	I	P	IR	Lt
	Recreational users using Ifield Green Recreation Ground (VPs 33)	Views obscured by existing vegetation	None Required.	No Effect	N/A				

Table 17.3: Residual Effects during Completed Development of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
	Pedestrians and drivers using Bonnets Lane and Charlwood Road (VPs 7, 8)	Effects from the proposed CWMMC and traffic movements across the view. VP7 is lower sensitivity as located on the main road.	None Required.	Minor (VP7) (Not Significant) at Year 15	-	I	P	IR	Lt
				Moderate (VP8) (Significant) at Year 15	-	I	P	IR	Lt
Noise and Vibration	R2, R11	Operational Road Traffic Noise.	None Proposed.	Major (Not Significant) <sup>2</sup>	-	D	P	IR	Lt
	R5, R7			Minor (Not Significant)	-	D	P	IR	Lt
	R3, R6			Negligible (Not Significant)	-	D	P	IR	Lt
	R1, R4, R12			Minor (Not Significant)	+	D	P	IR	Lt
	R11			Major (Not Significant) <sup>2</sup>	+	D	P	IR	Lt
	R8, R9, R10			Major (Significant)	+	D	P	IR	Lt
	All residential receptors	Aircraft noise (internal residential).	Suitably designed building façades/glazing and ventilation strategies, secured by suitably worded planning conditions.  No residential dwellings to be placed within the 60 dB(A) Leq,16hour contour until such time as the prevailing noise contours would permit it, secured by a suitably worded planning condition.	Negligible (Not Significant)	-	D	P	IR	Lt
	All permanent residential receptors	External amenity noise levels.	Good Acoustic Design and provision of alternate green external amenity spaces.	Minor (Not Significant) to Moderate (Significant)	-	D	P	IR	Lt
	Gypsy & Traveller receptors	External amenity noise levels.	None Proposed.	Moderate (Significant)	-	D	P	IR	Lt
	All receptors	Plant Noise Emissions.	Setting plant noise limits at the boundaries with existing noise sensitive receptors.	Negligible (Not Significant)	-	D	P	IR	Lt
Socio Economics and Health	Labour Market	Change in employment and local spending.	None Required.	Minor (Not Significant)	+	D	P	IR	Lt
	Housing Stock	Change in demand for housing.	None Required.	Major (Significant)	+	D	P	IR	Lt

<sup>2</sup>. See ES Volume 1 Chapter 12 Noise and Vibration for further assessment detail.

Table 17.3: Residual Effects during Completed Development of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+	D	P	R	St Mt Lt
	Educational Facilities	Change in demand for primary and secondary educational facilities.	Measures should be put in place to monitor the distribution of this demand	Moderate (Significant)	+	D	P	IR	Lt
	Primary Healthcare Facilities	Change in demand for healthcare facilities.	Measures should be put in place to monitor the distribution of this demand	Minor (Not Significant)	-/+	D	P	IR	Lt
	Users of Recreational Areas / Open Space / PRowS	Provision of recreational areas and publicly open spaces areas.	None Required.	Minor (Not Significant)	+	D	P	IR	Mt
	Sports Facilities	Change in demand for sports facilities.	None Required.	Minor (Not Significant)	+	D	P	IR	Lt
	Local Communities	Change in journey times on Rusper Road following construction of Phase 1 (CWMMC).	None Required.	Major (Significant)	-	D	P	IR	Lt
		Provision of more active lifestyles and pedestrian and cycling routes.	None Required.	Moderate (Significant)	+	D	P	IR	Lt
		Provision of new community, leisure and retail uses.	None Required.	Minor (Not Significant)	+	D	P	IR	Lt
	Local Businesses	Provision of new local businesses.	None Required.	Minor (Not Significant)	+	D	P	IR	Lt
	Surface Water and Flood Risk	On-Site tributaries, rivers and catchment within the Site and study area	None required due to embedded drainage design measures.	Negligible (Not Significant)	-	D	T	R	Lt
		Fluvial Flood Risk	None Required due to embedded mitigation measures and controls set out in the FRA.	Negligible - Minor (Not Significant)	-	D	T	R	Lt
		Surface Water	None Required due to embedded drainage design measures.	Negligible - Minor (Not Significant)	+	D	P	R	Lt
Transport	A68 A217, entrance to Tesco	Changes in Traffic Flows.	No physical mitigation necessary. Impacts are addressed via modal change resulting from improved active travel infrastructure.	Minor (Not Significant)	-	D	P	IR	Lt
	A260 Stagelands, North of Ifield Avenue		Ifield Avenue / Stagelands junction is proposed to be signalised, with the aim to regulate vehicle flow, reduce queueing, and limit adverse impact on pedestrians and cyclists.	Minor (Not Significant)	-	D	P	IR	Lt
	A186 Ifield Avenue, Warren Drive to Ifield Green		Ifield Avenue / Warren Drive junction is proposed to be signalised, with the aim to regulate vehicle flow, reduce queueing, and limit adverse impact on pedestrians and cyclists.	Minor (Not Significant)	-	D	P	IR	Lt
	B5 Link Road, South of Charlwood Road		Traffic flows within typical capacity parameters – high percentage change is due to low baseline flows before full development comes online.	Minor (Not Significant)	-	D	P	IR	Lt
	B6 Link Road South Access		Traffic flows within typical capacity parameters – high percentage change is due to low baseline flows before full development comes online.	Moderate (Significant)	-	D	P	IR	Lt
	A286 Primary Link, North of Link Road		Traffic flows within typical capacity parameters – high percentage change is due to low baseline flows before full development comes online.	Moderate (Significant)***	-	D	P	IR	Lt



Table 17.3: Residual Effects during Completed Development of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
	CR107 Rusper Road		Net decrease in vehicle trips and therefore no physical mitigation necessary.	Minor (Not Significant)	+	D	P	IR	Lt
	B2 Rusper Road, South of Parham Road		Net decrease in vehicle trips and therefore no physical mitigation necessary.	Minor (Not Significant)	+	D	P	IR	Lt
	B3 Ifield Green		Net decrease in vehicle trips and therefore no physical mitigation necessary.	Minor (Not Significant)	+	D	P	IR	Lt
	A68 A217, entrance to Tesco	Severance	No physical mitigation necessary. Impacts are addressed via modal change resulting from improved active travel infrastructure.	Minor (Not Significant)	-	D	P	IR	Lt
	A178 Ifield Avenue, Stagelands to Warren Drive		Ifield Avenue / Stagelands junction is proposed to be signalised, with the aim to regulate vehicle flow, reduce queueing, and limit adverse impact on pedestrians	Minor (Not Significant)	-	D	P	IR	Lt
	A260 Stagelands, North of Ifield Avenue		Ifield Avenue / Stagelands junction is proposed to be signalised, with the aim to regulate vehicle flow, reduce queueing, and limit adverse impact on pedestrians	Minor (Not Significant)	-	D	P	IR	Lt
	A186 Ifield Avenue, Warren Drive to Ifield Green		Ifield Avenue / Warren Drive junction is proposed to be signalised, with the aim to regulate vehicle flow, reduce queueing, and limit adverse impact on pedestrians	Minor (Not Significant)	-	D	P	IR	Lt
	B5 Link Road, South of Charlwood Road		Traffic flows within typical capacity parameters – high percentage change is due to low baseline flows before full development comes online.	Minor (Not Significant)	-	D	P	IR	Lt
	B6 Link Road South Access		Traffic flows within typical capacity parameters – high percentage change is due to low baseline flows before full development comes online	<b>Moderate (Significant)</b>	-	D	P	IR	Lt
	A286 Primary Link, North of Link Road		Traffic flows within typical capacity parameters – high percentage change is due to low baseline flows before full development comes online	<b>Moderate (Significant)</b>	-	D	P	IR	Lt
	CR107 Rusper Road		Net decrease in vehicle trips and therefore no physical mitigation necessary.	Minor (Not Significant)	+	D	P	IR	Lt
	B2 Rusper Road, South of Parham Road		Net decrease in vehicle trips and therefore no physical mitigation necessary.	Minor (Not Significant)	+	D	P	IR	Lt
	B3 Ifield Green		Net decrease in vehicle trips and therefore no physical mitigation necessary.	Minor (Not Significant)	+	D	P	IR	Lt
	A178 Ifield Avenue, Stagelands to Warren Drive	Driver Delay	Both the Ifield Avenue / Warren Drive and Ifield Avenue / Stagelands junctions are proposed to be signalised, with the aim to regulate vehicle flow, reduce queuing and driver delay.	<b>Major (Significant)</b>	-	D	P	IR	Lt
	A189 Ifield Wood		No physical mitigation necessary. Impacts are addressed via modal change resulting from improved active travel infrastructure.	<b>Moderate (Significant)</b>	-	D	P	IR	Lt
	A260 Stagelands, North of Ifield Avenue		Ifield Avenue / Stagelands junction is proposed to be signalised, with the aim to regulate vehicle flow and reduce queuing and driver delay.	<b>Major (Significant)</b>	-	D	P	IR	Lt
	B6 Link Road South Access		Traffic flows within typical capacity parameters – change in driver delay is due to low baseline flows before full development comes online	<b>Moderate (Significant)</b>	-	D	P	IR	Lt

Table 17.3: Residual Effects during Completed Development of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+	D	P	R	St
					-	I	T	IR	Mt
									Lt
	A286 Primary Link, North of Link Road		Traffic flows within typical capacity parameters – change in driver delay is due to low baseline flows before full development comes online	Moderate (Significant)	-	D	P	IR	Lt
	4 Charlwood Road, North of Link Road		Net decrease in driver delay and therefore no physical mitigation necessary.	Minor (Not Significant)	+	D	P	IR	Lt
	B2 Rusper Road, South of Parham Road		Traffic flows within typical capacity parameters – change in driver delay is due to low baseline flows before full development comes online	Moderate (Significant)	-	D	P	IR	Lt
	B3 Ifield Green		Traffic flows within typical capacity parameters – whilst the change in driver delay is high, this is due to low baseline flows before full development comes online and delay is typical of an urban junction. Delay relates only to the peak hour periods and not across the remaining hours of a typical day. Traffic signal timing will be continually reviewed to minimise delay.	Moderate (Significant)	-	D	P	IR	Lt
	Ifield Avenue, Stagelands to Warren Drive (Link ID 178)	Pedestrian Delay	Ifield Avenue / Stagelands junction is proposed to be signalised, which will include signalised pedestrian crossing facilities.	Minor (Not Significant)	-	D	P	IR	Lt
	A260 Stagelands, North of Ifield Avenue		Ifield Avenue / Stagelands junction is proposed to be signalised, which will include signalised pedestrian crossing facilities.	Minor (Not Significant)	-	D	P	IR	Lt
	B5 Link Road, South of Charlwood Road		Traffic flows within typical capacity parameters – change in pedestrian delay is due to low baseline flows before full development comes online	Minor (Not Significant)	-	D	P	IR	Lt
	B6 Link Road South Access		Traffic flows within typical capacity parameters – change in pedestrian delay is due to low baseline flows before full development comes online	Moderate (Significant)	-	D	P	IR	Lt
	A286 Primary Link, North of Link Road		Traffic flows within typical capacity parameters – change in pedestrian delay is due to low baseline flows before full development comes online	Minor (Not Significant)	-	D	P	IR	Lt
	Ifield Avenue, Stagelands to Warren Drive (Link ID 178)	Pedestrian Amenity	Ifield Avenue / Stagelands junction is proposed to be signalised, which will include signalised pedestrian crossing facilities.	Minor (Not Significant)	-	D	P	IR	Lt
	A260 Stagelands, North of Ifield Avenue		Ifield Avenue / Stagelands junction is proposed to be signalised, which will include signalised pedestrian crossing facilities.	Minor (Not Significant)	-	D	P	IR	Lt
	B5 Link Road, South of Charlwood Road		Imbedded mitigation within CWMMC.	Minor (Not Significant)	-	D	P	IR	Lt
	B6 Link Road South Access		Imbedded mitigation within CWMMC.	Moderate (Significant)	-	D	P	IR	Lt
	A286 Primary Link, North of Link Road		Imbedded mitigation within CWMMC.	Minor (Not Significant)	-	D	P	IR	Lt
	Ifield Avenue, Stagelands to Warren Drive (Link ID 178)	Accidents and Safety	Ifield Avenue / Stagelands junction is proposed to be signalised, which will include signalised pedestrian crossing facilities.	Minor (Not Significant)	-	D	P	IR	Lt
	A260 Stagelands, North of Ifield Avenue		Ifield Avenue / Stagelands junction is proposed to be signalised, which will include signalised pedestrian crossing facilities.	Minor (Not Significant)	-	D	P	IR	Lt

Table 17.3: Residual Effects during Completed Development of the Proposed Development									
Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
	Ifield Avenue, Stagelands to Warren Drive (Link ID 178)	Fear and Intimidation	Ifield Avenue / Stagelands junction is proposed to be signalised, which will include signalised pedestrian crossing facilities.	Minor (Not Significant)	-	D	P	IR	Lt
	A260 Stagelands, North of Ifield Avenue		Ifield Avenue / Stagelands junction is proposed to be signalised, which will include signalised pedestrian crossing facilities.	Minor (Not Significant)	-	D	P	IR	Lt
	Pedestrian Links								
	Ifield Drive Tangmere Road to Ifield Station (Pedestrian Link Receptor 4)	Increase in pedestrian flows	Provision of funding, secured by S106, for LCWIP route L	Minor (Not Significant)	-	D	P	IR	Lt
	Underpass under A23 Crawley Avenue (Pedestrian Link Receptor 5)		N/A	Minor (Not Significant)	-	D	P	IR	Lt
	Cycle Links								
	Ifield Drive (Cycle Link Receptor 3)	Increase in cycle flows	Provision of funding, secured by S106, for LCWIP route L	Minor (Not Significant)	-	D	P	IR	Lt
	Underpass (Cycle Link Receptor 4)		N/A	Minor (Not Significant)	-	D	P	IR	Lt
	Public Transport								
	Local Bus Stops	Increase in bus passengers	Provision of two Fastway bus services across the site, with the first operational prior to the first residential property being occupied	Negligible-Minor (Not Significant)	-	D	P	IR	Lt
	Ifield Station	Increase in rail passengers	Funding of improvements at Ifield Station to improve interchange, including additional cycle parking (exact improvements subject to GBR feasibility study).	Negligible-Minor (Not Significant)	-	D	P	IR	Lt
Notes: * - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St- Short term/ Mt –Medium term/ Lt –Long term. **Negligible/Minor/Moderate/Major ***Calculation identifies as being significant impact. As described in ES Volume 1 Chapter 15: Transport, in reality this is not a significant adverse residual effect as the CWMMC does not exist in the Do Minimum scenario (Scenario 4).									